



THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

February 26, 2021

Robert Gaccione, Esq.
Gaccione Pomaco, P.C.
524 Union Avenue
P.O. Box 96
Belleville, NJ 07109

RE: Use Variance/Preliminary & Final Site Plan Application
40 Reverend Roberts Place
14 Harrison Street
Block-Lot: 9204/20 & 21

Dear Mr. Gaccione, Esq.:

Your request for a zoning permit, on behalf of your client, Ceci Realty, LLC, at the above referenced premises, to occupy a portion of the one-story commercial building and construction yard, and to use a portion of the yard as a truck terminal for construction vehicles, as shown on the preliminary and final site plan prepared by professional engineer Adnan A. Khan, P.E, C.M.E., dated January 22, 2021, is denied for the following reasons:

This property is located in an B-2 district as shown on the Nutley Zoning Map.

Chapter 700, Article V, Section 700-16 of the Codes of Nutley, entitled "Permitted uses in B-2 Zoning District," lists the permitted uses in a B-2 Zoning District. ***A truck terminal for construction vehicles is not a listed permitted use.***

Chapter 700, Article III, Section 700-3 of the Codes of Nutley, entitled "Definitions; word usage," defines a "truck terminal" as "any lot on which more than three trucks over 1 1/2 tons' gross vehicle weight are parked overnight out of doors."

Chapter 700, Article VII, Section 700-39 E of the Codes of Nutley, entitled "Prohibited uses in all districts," lists a truck terminal as a prohibited use in any district.

Chapter 700, Article XVI, Section 700-113 A of the Codes of Nutley, entitled "Restrictions on modifications to nonconforming uses," states that "no nonconforming use nor structure nor any lawful use on a nonconforming lot shall be enlarged, extended, reconstructed or structurally altered, except that such structure or use may be structurally altered to correct an unsafe condition. A nonconforming structure or a lawful structure on a nonconforming lot may be restored or repaired in the event of partial destruction thereof."

Chapter 700, Article XI, Section 700-67 A of the Codes of Nutley, entitled "Accessory buildings and uses," states that "detached accessory buildings and accessory uses may occupy in the aggregate an area not to exceed 30% of the area of any rear yard. The height of a detached accessory building shall be one story not to exceed 14 feet." ***As per the plan, a metal garage and a portable office trailer are located in the side yard of the site. There is no zoning permit approval for these items.***

Chapter 700, Article XI, Section 700-67 B (1) of the Codes of Nutley, entitled "Accessory buildings and uses," states that "no detached accessory building or accessory use shall be located nearer than three feet or 1/2 the height of such building up to a distance of six feet, whichever is greater, to a side or rear lot line." *The portable office trailer would require a six (6') foot side yard setback; none is provided.*

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements," requires in a B-2 zone an impervious coverage of 80%. *The proposed impervious coverage will be 98.85%.*

Chapter 700, Article XIII, Section 700-98 of the Codes of Nutley, entitled "Buffer for parking areas," states that "where any parking or loading area adjoins a lot in any R District, a landscaped buffer strip at least six feet in width containing plantings at least six feet high shall be provided." *The proposed pavement addition for the parking of trucks will have a four (4') foot setback to the rear.*

Chapter 700, Article XIII, Section 700-96 of the Codes of Nutley, entitled "Location of off-street parking for other uses," states that "except for uses specified above in §§ 700-94 and 700-95, parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas." *The proposed pavement addition for parking of trucks will have an approximately one (1') foot setback to the side.*

Chapter 700, Article XIII, Section 700-91 A of the Codes of Nutley, entitled "Schedule of minimum required parking spaces," states that "no building or premises shall be used nor shall any building be erected nor shall any building be altered so as to expand its usable floor area unless there is provided parking spaces upon the same premises upon which the use or building is located, or as provided for in § 700-45H in accordance with the following schedule."

- Offices – 1 for each 300 square feet of total floor area. *The existing office space encompasses an area of 1,208 square feet. Therefore, there is a minimum of four (4) required parking spaces.*
- Warehouses – 1 for each 4 employees, but in no case less than 1 for each 3,000 square feet of total floor area. *The existing warehouse space includes 39 employees, as per the submitted plan. One (1) space is required for every four (4) employees; therefore, there is a minimum of 10 required spaces.*

The previously approved use of ambulance parking was for not more than 10 vehicles.

The submitted plan indicates six (6) oversized parking spaces for construction truck parking.

The submitted site plan indicates that parking space will be allotted as follows. At 14-16 Harrison Street, there are 12 existing spaces, two (2) of which are required to be ambulance parking. At 40 Reverend Roberts Place, there are eight (8) existing spaces, which are required to be ambulance spaces, and six (6) new 10'x35' spaces.

The below-listed characteristics of the property are pre-existing and will **not** be changed as a result of this application.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements," requires in a B-2 zone:

- A front yard setback of 10'. *The proposed will be 2.2' to the main building, and 2.9' to the small building.*
- A side yard setback of six (6') feet. *The proposed will be zero (0') feet.*
- A rear yard setback of 25'. *The proposed will be zero (0') feet.*

Chapter 700, Article XIII, Section 700-96 of the Codes of Nutley, entitled "Location of off-street parking for other uses," states that "except for uses specified above in §§ 700-94 and 700-95, parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas." ***The proposed parking spaces will be along the street sides of lots 20 & 21.***

Chapter 700, Article XIII, Section 700-102 of the Codes of Nutley, entitled "Schedule of minimum loading spaces," requires a minimum of 4 loading spaces at this property. ***The proposed total of loading spaces will be two (2).***

Chapter 600, Section 600-1 B of the Codes of Nutley, entitled "Approval required; exceptions," states that "the Construction Official may, at his discretion, refer any application for a construction permit or use to the approving authority for site plan approval where, in his judgment, the construction, reconstruction, alteration, use or sign will affect motor vehicle and pedestrian circulation, drainage, water supply, sewage disposal, landscaping, lighting, off-street parking or loading or any lack of any or all of these factors, environmental factors and other considerations as specified in this chapter."

Please refer to the attached site plan checklist. Waivers may be requested and approved by the Board.

A non-refundable filing fee of \$550.00 with an escrow fee of \$1,000 in connection with your application for a use variance is to be paid to the Code Enforcement Office in order to begin the application process, as well as a preliminary & final site plan fee of \$1,500 with an escrow fee of \$3,000. ***All tax and water bills must be paid to date prior to the processing of a variance fee.***

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Lucy Jacobs at (973) 284-4957 or ljacobs@nutleynj.org. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Very truly yours,


DAVID BERRY
Zoning Official

DB/vlw

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: **ZBA-21-0015**

TO ALL APPLICANT: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$2,050
Initial Escrow Fee: \$4,000

Date of Denial Letter: **February 26, 2021**

Section I: SUBJECT PROPERTY

Address: **40 Reverend Roberts Place**

Block: **9204**

Lots: **20 & 21**

Zone: **B-2**

	<u>B-2 District Requirements</u>	<u>Proposed</u>
Lot Area	5,000 sq. ft.	25,036.37 sq. ft.
Lot Width	50'	265.75' (Rev. Roberts Pl.) 79.11' (Harrison St.)
Lot Depth	100'	N/A
Min. Area Per Dwelling Unit	N/A	N/A
Front Yard	10'	2.2' (Rev. Roberts.)(ENC) 51.23' (Harrison)
Side Yard	6'	0' (ENC)
Side Yard (both)	10'	27.16'
Rear Yard	25'	N/A
Height	25' / 2 stories	<25' / 2 stories
Lot Coverage	50%	35.34%
Impervious Coverage	80%	98.85%

Section II: APPLICANT INFORMATION

Name: **HLJT Realty, LLC**

Address: **74 Academy Street, Belleville NJ 07109**

Telephone: **973-759-2807 (Robert A. Gaccione, Esq.)**

Applicant is a

☐ Corporation ☐ Partnership ☒ LLC ☐ Individual

If owner is not the applicant, the following must be provided:

Owner Name: **P& M Properties, LLC**

Address: **32 Reverend Roberts Place, Nutley NJ 07110**

Telephone: **973-857-9300 (Steven M. Greenberg, Esq.)**

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 The names and addresses of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must be disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: **Juan Munoz, Sole Member**

Address: **74 Academy Street**

Belleville, NJ 07109

Interest: **100%**

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>0</u>	<u>0</u>
Total existing and total proposed professional offices	<u>3</u>	<u>3</u>
Total existing and total proposed parking spaces	<u>24</u>	<u>30</u>

Present use of premises: **Office Use, Warehouse Use and Medical Transportation Service Use**

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises?

Yes.

If yes, state the nature, date and the disposition of each such matter: **Nutley Zoning Board**

Approval granted February 10, 2014 for Medical Transportation Service Use. See attached resolution of approval.

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: **Robert A. Gaccione, Esq. of Gaccione Pomaco, P.C.**

Address: **524 Union Avenue**

Belleville, NJ 07109

Telephone: **973-759-2807** Fax: **973-759-6968**

Applicant's Architect

Name: _____

Address: _____

Telephone: _____ Fax: _____

Applicant's Engineer

Name: **Adnan A. Khan, P.E. of AWZ Engineering, Inc.**

Address: **150 River Road, Suite B3**

Montville, NJ 07045

Telephone: **973-588-7080** Fax: **973-588-7079**

Applicant's Planning Consultant

Name: **To be determined**

Address: _____

Telephone: _____ Fax: _____

List any other expert who will submit a report or who will testify for the applicant. (Attach additional sheets, if necessary)

Name: _____

Address: _____

Telephone: _____ Fax: _____

Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness or topographic conditions).

To be explained through expert testimony at the scheduled hearing.

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations.

To be explained through expert testimony at the scheduled hearing.

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

To be explained through expert testimony at the scheduled hearing.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

To be explained through expert testimony at the scheduled hearing.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } SS.

Juan Munoz, being duly sworn, hereby certify (*check one*)

⇒ _____ that I am the applicant

or

⇒ X that I am a Managing Member of HLJT Realty, LLC
(Title) (Company Name)

the Applicant, and that I am duly empowered and authorized to make this representation on behalf of **HLJT Realty, LLC**
(Company Name)

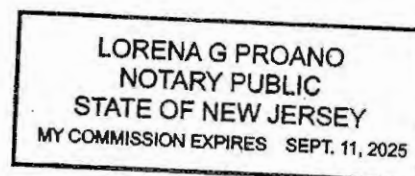
and that the information presented in this application is true, complete and accurate.

Juan O. Munoz
Juan Munoz

Subscribed and sworn to before me

this 1st day of March, 2021.

JOZELIN PROOST
Signature of person authorized to take oaths.



CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

Paul DeGracia, being duly sworn, hereby certify (*check one*)

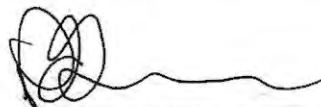
⇒ _____ that I am the owner

or

⇒ X that I am a **Managing Member** of **P & M Properties, LLC**
(Title) (Company Name)

the Applicant, and that I am duly empowered and authorized to make this
representation on behalf of **P & M Properties, LLC**
(Company Name)

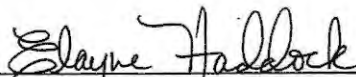
and that the information presented in this application is true, complete and accurate.



Paul DeGracia

Subscribed and sworn to before me

this 1st day of March , 2021.



Signature of person authorized to take oaths.

ELAYNE HADDOCK
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APR. 18, 2021

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

Michael McCue, being duly sworn, hereby certify (*check one*)

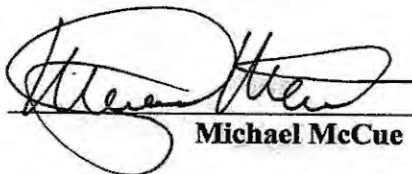
⇒ _____ that I am the owner

or

⇒ X that I am a **Managing Member** of **P & M Properties, LLC**
(Title) (Company Name)

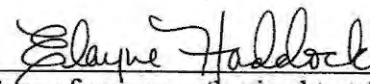
the Applicant, and that I am duly empowered and authorized to make this
representation on behalf of **P & M Properties, LLC**
(Company Name)

and that the information presented in this application is true, complete and accurate.


Michael McCue

Subscribed and sworn to before me

this 1st day of March , 2021.


Signature of person authorized to take oaths.

ELAYNE HADDOCK
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APR. 18, 2021



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CHECKLIST FOR SITE PLAN APPLICATION

600 Attachment I

	COMPLIES	DEFICIENT	WAIVER SOUGHT
A. Type of site plan:			
(1) Repairs (interior).			
(2) Renovation or alteration (exterior).			
(3) Certificate of continued use.			
(4) Zoning permit.			
(5) Change of use.	X		
(6) Sign.			
(7) Addition.			
(8) Percent or size of addition			
(9) New structure			
(10) New accessory structure.			
(11) Use group.			
B. Eighteen copies of application and site plan	X		
C. Fee: in accordance with Schedule of Fees	X		
D. Date received application			
E. Date certified as complete			

	COMPLIES	DEFICIENT	WAIVER SOUGHT
F. All plans submitted shall be drawn at a scale not smaller than one inch equals 20 feet, signed and sealed by a professional engineer, architect or professional planner, and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:			
(1) The name and title of the applicant owner and the person preparing the map.	X		
(2) The date, scale and North point.	X		
(3) A place for the signatures of the Chairman and Secretary of the approving board.	X		
(4) The Tax Map lot and block numbers.	X		
(5) The bearing of all property lines with reference to north and south and the length of these lines. And streams within 400 feet.	X		
(6) The zone district and the zone districts of adjoining properties within 400 feet.	X		
(7) All entrances and exits to public streets on site and within 400 feet thereof.		X	X
(8) All property lines, streets, roads, retaining walls, rock outcrops, marsh areas, ponds.		X	X
(9) The location of principal and accessory structures, with dimensions of the structures and distances to lot lines.	X		
(10) All setback dimensions, landscaped areas, fencing and trees over six inches in caliper.	X		
(11) The location of all signs and exterior lighting, with the size and height of signs and light fixtures and the strength in lumens and direction of illumination.		X	X
(12) The stormwater system, including roof leaders and inlets, and design data supporting the adequacy of the system to handle twenty-five-year storm flows.		X	X
(13) The sanitary sewage disposal system.		X	X
(14) The water supply system and all other utilities.		X	X
(15) All curbs, sidewalks, driveways, parking space layouts and off-street loading areas, with dimensions.	X		
(16) The rights-of-way, easements and all lands to be dedicated to the county.	N/A		
(17) The names of owners and use of property of all lands adjacent to the property and block and lot numbers.	X		
(18) The site plan drawn on a sheet size of 8.5 inches by 13 inches, 15 inches by 21 inches or 24 inches by 36 inches.	X		

	COMPLIES	DEFICIENT	WAIVER SOUGHT
(19) The entire property shall be shown; when impossible on the required sheet size, a key map is permitted.	X		
(20) Existing and proposed contours, with a contour interval not more than two feet for slopes less than 10%; existing contours by dashed lines, proposed by solid lines.	X		
(21) The proposed finished grade elevations at all corners of existing and proposed buildings.	X		
(22) The proposed use of the building.	X		
(23) The proposed use of the outdoor area.	X		
(24) The floor space of each building and the total number of parking spaces and estimated occupancy of employees.	X		
(25) The distances along right-of-way lines of existing streets abutting the property to the nearest intersection.		X	X
(26) All existing easements, deed restrictions, other covenants and previous variances granted for the property.	X		
(27) The floor plan of proposed structures, with accompanying front, rear and side elevations drawn to scale.		X	X
(28) A landscaping plan, buffer plan and landscaping schedule showing the number, size and species of plantings.		X	X
(29) A soil erosion and sediment control plan.		X	X
(30) Applications filed with the county.	N/A		
(31) Construction Official may require building elevation views of adjacent properties. [Added 5-5-2015 by Ord. No. 3305]	N/A		

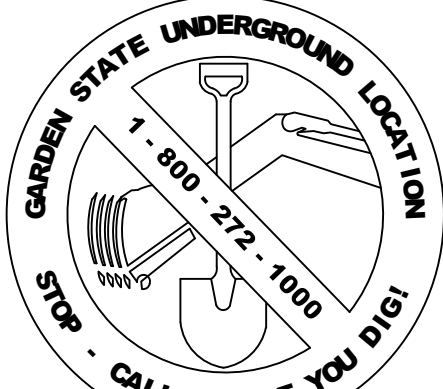
200' OWNER'S LIST		
BLOCK LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
9204 12	47 PASSAIC AVENUE	LI AL FANO 17000 ACADIA NUTLEY, NJ 07110
9204 25	36 HARRISON STREET	17000 ACADIA NUTLEY, NJ 07110
9202 7	25 HARRISON STREET	25 HARRISON ST NUTLEY, NJ 07110
9204 8	21 HARRISON STREET	21 HARRISON ST NUTLEY, NJ 07110
9204 17	27 PASSAIC AVENUE	27 PASSAIC AVE NUTLEY, NJ 07110
9204 19	23 PASSAIC AVENUE	23 PASSAIC AVE NUTLEY, NJ 07110
9204 9	53 PASSAIC AVENUE	53 PASSAIC AVE NUTLEY, NJ 07110
9204 27	34 HARRISON STREET	34 HARRISON ST NUTLEY, NJ 07110
9204 24	24 HARRISON STREET	24 HARRISON ST NUTLEY, NJ 07110
9200 1	36 PASSAIC AVENUE	36 PASSAIC AVE NUTLEY, NJ 07110
9204 14	38 PASSAIC AVENUE	38 PASSAIC AVE NUTLEY, NJ 07110
9204 23	29 HARRISON STREET	29 HARRISON ST NUTLEY, NJ 07110
9200 10	50 PASSAIC AVENUE	50 PASSAIC AVE NUTLEY, NJ 07110
9200 9	52 PASSAIC AVENUE	52 PASSAIC AVE NUTLEY, NJ 07110
9204 10	51 PASSAIC AVENUE	51 PASSAIC AVE NUTLEY, NJ 07110
9204 11	49 PASSAIC AVENUE	49 PASSAIC AVE NUTLEY, NJ 07110
9204 22	37 REV. ROBERTS PLACE	37 REV. ROBERTS PL NUTLEY, NJ 07110
9204 13	45 PASSAIC AVENUE	45 PASSAIC AVE NUTLEY, NJ 07110
9204 26	26 HARRISON STREET	26 HARRISON ST NUTLEY, NJ 07110
9204 15	35 PASSAIC AVENUE	35 PASSAIC AVE NUTLEY, NJ 07110
9200 3	30 PASSAIC AVENUE	30 PASSAIC AVE NUTLEY, NJ 07110
9204 20	14 HARRISON STREET	14 HARRISON ST NUTLEY, NJ 07110
9200 6	33 HARRISON STREET	33 HARRISON ST NUTLEY, NJ 07110
9204 16	12 HARRISON STREET	12 HARRISON ST NUTLEY, NJ 07110
9204 18	31 PASSAIC AVENUE	31 PASSAIC AVE NUTLEY, NJ 07110
9200 4	19 HARRISON STREET	19 HARRISON ST NUTLEY, NJ 07110
9200 4	19 HARRISON STREET	19 HARRISON ST NUTLEY, NJ 07110
9200 3	11 HARRISON STREET	11 HARRISON ST NUTLEY, NJ 07110
9200 1	11 PASSAIC AVENUE	11 PASSAIC AVE NUTLEY, NJ 07110
9204 2	28 BROOKLINE AVENUE	28 BROOKLINE AVE NUTLEY, NJ 07110
9204 3	36 WOOD PL	36 WOOD PL NUTLEY, NJ 07110
9204 4	9 WOOD PL	9 WOOD PL NUTLEY, NJ 07110
9204 7	17 PASSAIC AVENUE	17 PASSAIC AVE NUTLEY, NJ 07110
9204 1	55 PASSAIC AVENUE	55 PASSAIC AVE NUTLEY, NJ 07110
9200 2	11 HARRISON STREET	11 HARRISON ST NUTLEY, NJ 07110
9204 21	40 REV. ROBERTS PLACE	40 REV. ROBERTS PL NUTLEY, NJ 07110
9200 5	9 PASSAIC AVENUE	9 PASSAIC AVE NUTLEY, NJ 07110
9200 7	7 PASSAIC AVENUE	7 PASSAIC AVE NUTLEY, NJ 07110
9200 1	9 WOOD PL	9 WOOD PL NUTLEY, NJ 07110
9200 9	9 WOOD PL	9 WOOD PL NUTLEY, NJ 07110
9200 6	9 PASSAIC AVENUE	9 PASSAIC AVE NUTLEY, NJ 07110

EXISTING PARKING USAGE BREAKDOWN				
Occupant/Company	Number of Employees	Hours of Operations	Parking Usage	
			ON-SITE	OFF-SITE
BERGEN ESSEX CONTRACTORS	8	7:00 am to 6:00 pm	4 vehicles (overnight) / 4 to 5 employee parking spaces during business hours	NONE
123 MEDICAL TRANSPORT	16/shift	4:00 am to 9:00 pm	8 vehicles (overnight) / 8 to 12 employee parking spaces during business hours	4 @ Holy Family Area
P.L. DUGARCA CONTRACTING, INC./ D.A. LEADING, INC.	15	6:30 am to 6:00 pm	13 to 14 vehicles (overnight)	12 employee parking spaces during business hours @ Holy Family Area & street parking
PROPOSED PARKING USAGE BREAKDOWN				
Occupant/Company	Number of Employees	Hours of Operations	Parking Usage	
			ON-SITE	OFF-SITE
BERGEN ESSEX CONTRACTORS	8	7:00 am to 6:00 pm	4 vehicles (overnight) / 4 to 5 employee parking spaces during business hours	NONE
123 MEDICAL TRANSPORT	16/shift	4:00 am to 9:00 pm	8 vehicles (overnight) / 8 to 12 employee parking spaces during business hours	4 @ Holy Family Area
MENDIZ TRUCKING, INC.	11	5:00 am to 8:00 pm	9 trucks (overnight)	-

PARKING ANALYSIS				
Type of Use	Required	Existing	Proposed	Comment
Office: 1 space for each 300 square feet of total floor area (1,208.67 sf)	4 Spaces	4 Spaces	4 Spaces	Conforming
Warehouse: 1 space for each 4 employees, but in not case less than 1 space for each 3,000 sf. of total floor area. (35 Employees) (6,997.77 sf)	9 Spaces	20 Spaces	26 Spaces	Conforming
Total	13 Spaces	24 Spaces	30 Spaces	Conforming
LOADING SPACES				
Other business and commercial uses: 1 space per building of 2,000 square feet of floor area or more (6,997.77 sf)	4 Spaces	2 Spaces	2 Spaces	Non-Conforming
Total	4 Spaces	2 Spaces	2 Spaces	Non-Conforming

DESIGN WAIVER SCHEDULE		
BLOCK 9204, LOTS 20 & 21 - 24 - 40 REVEREND ROBERTS PLACE - TOWNSHIP OF NUTLEY		
Code Regulation	Required	Existing/Proposed
§ 700-96 Location of off-street parking for other uses.	Parking and loading areas located in any front yard or side yard abutting a street shall not be permitted within 10 feet of the right-of-way line of a street. The minimum setback of off-street parking and loading area from any other lot line shall be five feet. The five-foot parking and loading area setback need not be provided between properties which have common access and/or common parking areas.	Parking at property line
§ 700-98 Buffer for parking areas.	Where any parking or loading area adjoins a lot in any R District, a landscaped buffer strip at least six feet in width containing plantings at least six feet high shall be provided.	None

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF OCCUPATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

APPROVED BY ZONING BOARD - TOWNSHIP OF NUTLEY			
BOARD SECRETARY:	DATE:		
BOARD CHAIRMAN:	DATE:		
BOARD ENGINEER:	DATE:		

PROPERTY APPLICANT:

HLJT REALTY, LLC
74 ACADEMY STREET
BELLEVILLE, NJ 07109

PROPERTY OWNER:

P&M PROPERTIES, LLC
32 REVEREND ROBERTS PLACE
NUTLEY, NEW JERSEY 07110

PRELIMINARY AND FINAL SITE PLAN

24 - 40 REVEREND ROBERTS PLACE & 14 - 16 HARRISON STREET

TAX LOTS 20 & 21, BLOCK 9204

TOWNSHIP OF NUTLEY

ESSEX COUNTY, NEW JERSEY



SITE MAP

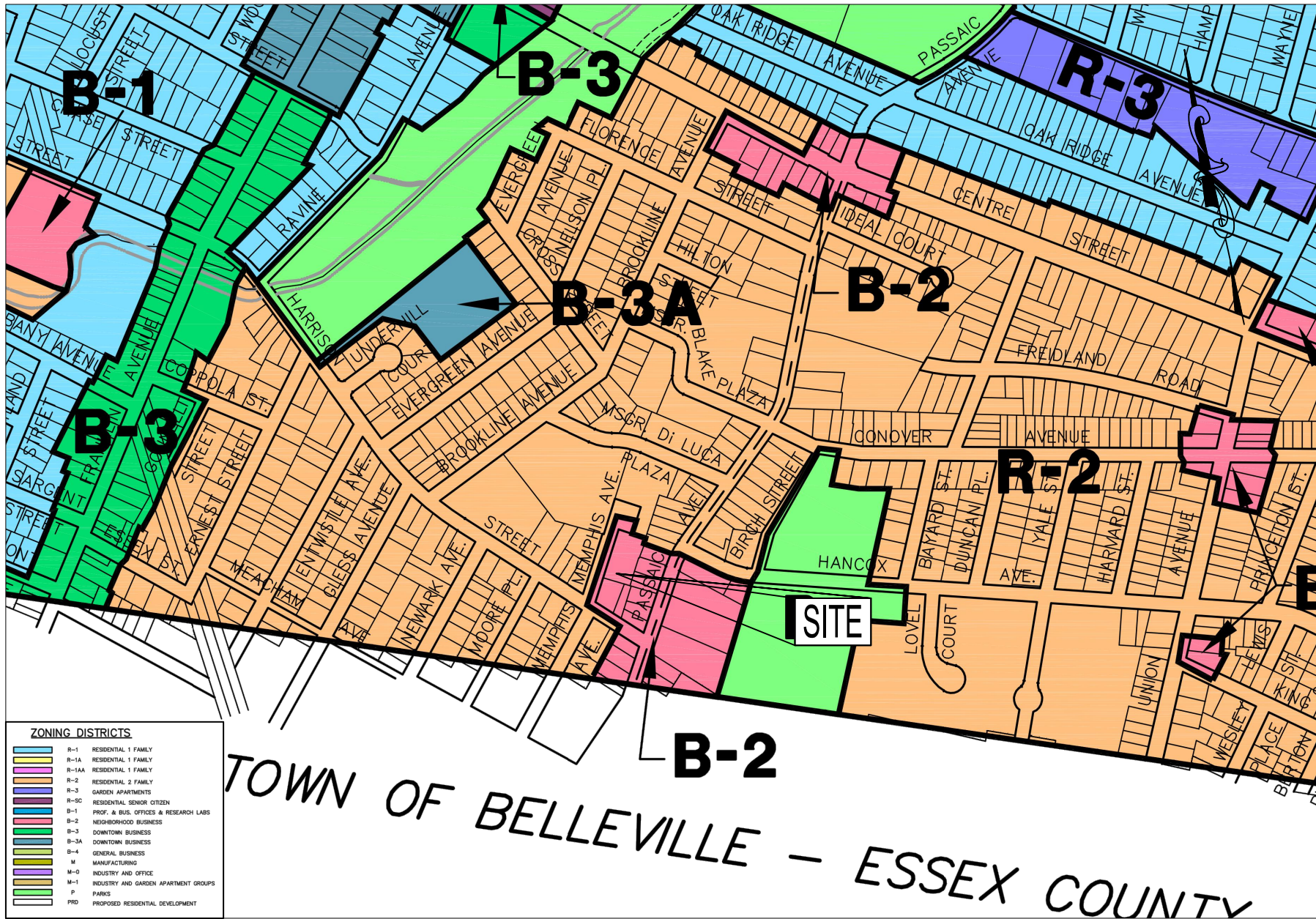
SCALE: 1" = ±200'

SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE B-2, NEIGHBORHOOD BUSINESS DISTRICT)				
BLOCK 9204, LOTS 20 & 21 - 24 - 40 REVEREND ROBERTS PLACE - TOWNSHIP OF NUTLEY				
Regulation	General Requirements	Existing	Proposed	Comment
Neighborhood Business				
Principal Permitted Uses	Neighborhood retail stores and personal and household service establishments/Professional and business offices/Restaurants/Financial Institutions	Medical Transport Office / Construction Office, Parking Yard, and Maintenance (e)	Medical Transport Office / Construction Office, Parking Yard, and Maintenance (V)	Variance is Required
Min. Lot Area	5,000 sf	25,036.31 sf	25,036.31 sf	Conforming
Min. Lot Width	50 ft.	265.75 ft. (Rev. Roberts Pl.)	265.75 ft. (Rev. Roberts Pl.)	Conforming
Min. Lot Depth	100 ft.	79.11 ft. (Harrison St.)	79.11 ft. (Harrison St.)	Conforming
Min. Lot Size Per Dwelling Unit	N/A	N/A	N/A	Not Applicable
Min. Front Yard*	10 ft.	2.2 ft. (Rev. Roberts Pl.) (e)	2.2 ft. (Rev. Roberts Pl.) (e)	Pre-Existing Nonconformity
Min. Rear Yard	25 ft.	N/A	N/A	Not Applicable
Min. Side Yard (One)	6 ft.	0.1 ft. (e)	0.1 ft. (e)	Pre-Existing Nonconformity
Min. Side Yard (Both)	10 ft.	27.16 ft.	27.16 ft.	Conforming
Max. Building Height Stories/Feet	2 Sty. / 25 ft.	< 2Sty. / 25 ft.	< 2Sty. / 25 ft.	Conforming
Max. Lot Coverage	50%	35.34%	35.34%	Conforming
Max. Impervious Lot Coverage	80%	98.85% (e)	98.85% (e)	Pre-Existing Nonconformity

Notes:

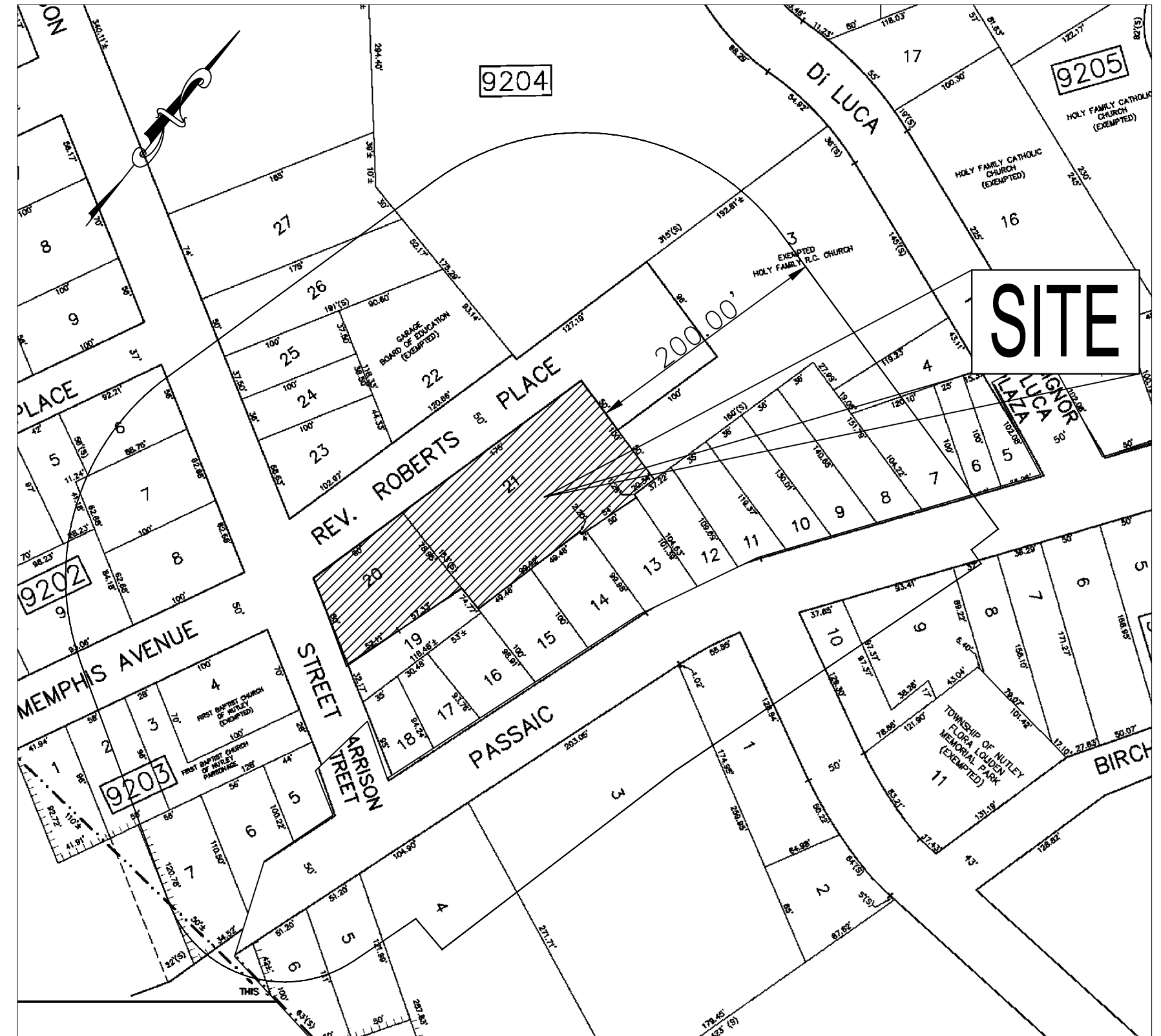
(e) Pre-existing Nonconformity
(V) Variance is Required

N/A - Denotes Not Applicable
NA - Denotes Not Available



ZONING MAP

SCALE: ±1"=500'



200' TAX MAP

SCALE: ±1"=100'

LIST OF APPROVALS/ PERMIT REQUIRED	
Permit	Agency/ Authority
Zoning Board	Nutley Township
Construction Permit	Nutley Township

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	02/22/21	
2	SITE DEVELOPMENT PLAN	02/22/21	

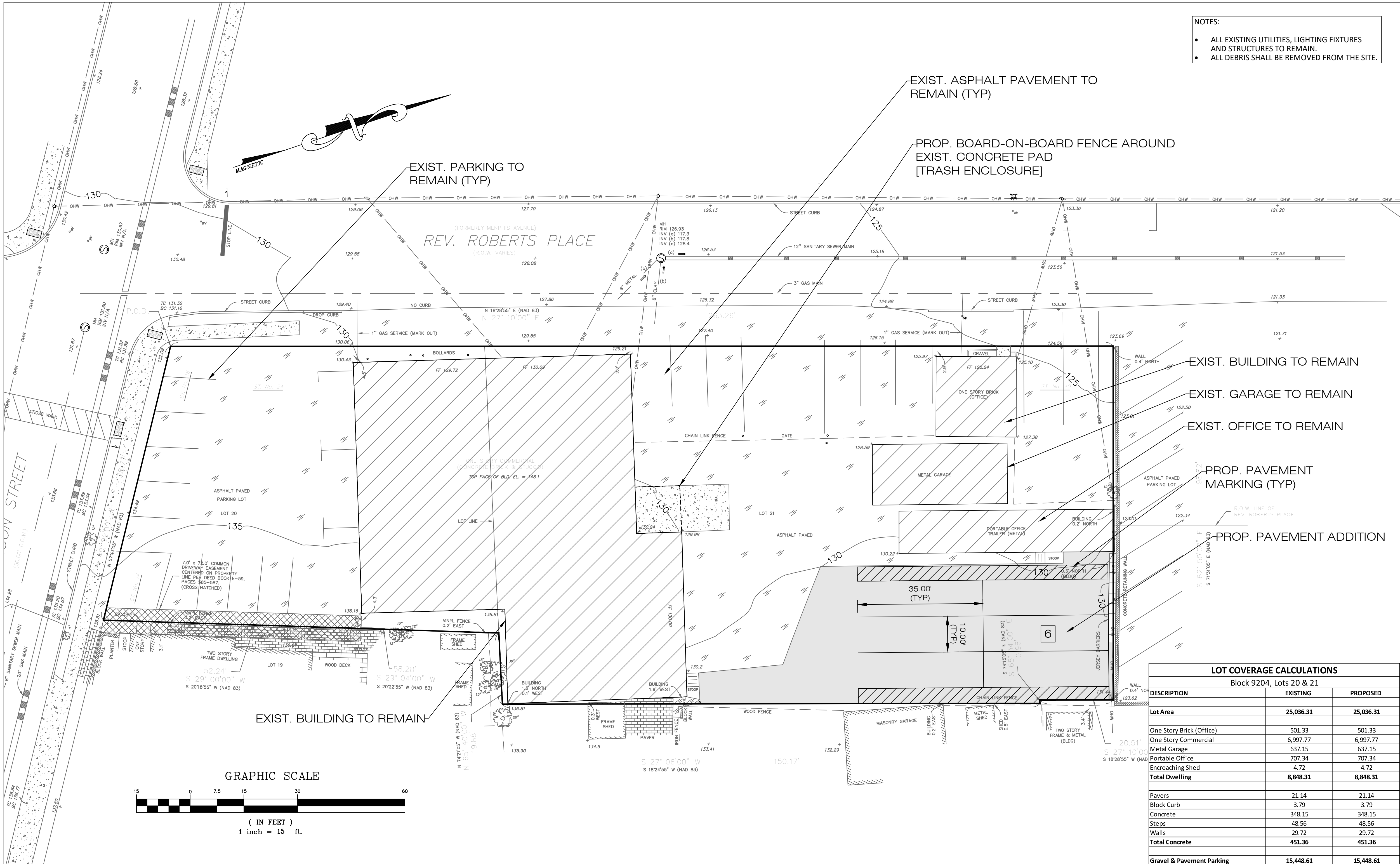
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PROFESSIONAL ENGINEER	DATE	P.A. LICENSE NO.	M.D. LICENSE NO.
ADNAN A. KHAN, P.E., C.M.E.	02/22/21	45963E	4863E

ENGINEERS • SCIENTISTS • CONSULTANTS	DATE	P.A. LICENSE NO.	M.D. LICENSE NO.
AWZ ENGINEERING, INC.	02/22/21	45963E	4863E

TAX LOTS 20 & 21	DATE	P.A. LICENSE NO.	M.D. LICENSE NO.
BLOCK 9204	02/22/21	45963E	4863E

JOB NUMBER:	SCALE:	C-01
20-1013	AS SHOWN	SHEET 1 OF 2



- GENERAL NOTES:
- PARCEL IS KNOWN AS TAX LOTS 20 & 21, IN BLOCK 9204 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF NUTLEY.
 - AREA OF PARCEL = 25,036.31 S.F. OR 0.575 ACRES.
 - PARCEL IS LOCATED ENTIRELY IN THE B-2 (NEIGHBORHOOD BUSINESS) DISTRICT AS SHOWN ON THE ZONING MAP OF TOWNSHIP OF NUTLEY.
 - IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 - THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 - ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY PRONESTI SURVEYING, INC. PROFESSIONAL SURVEYORS OF CEDAR GROVE, NJ, DATED 01/05/21.
 - UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 - NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
 - ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - N.J.DOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
 - CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWEZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
 - ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

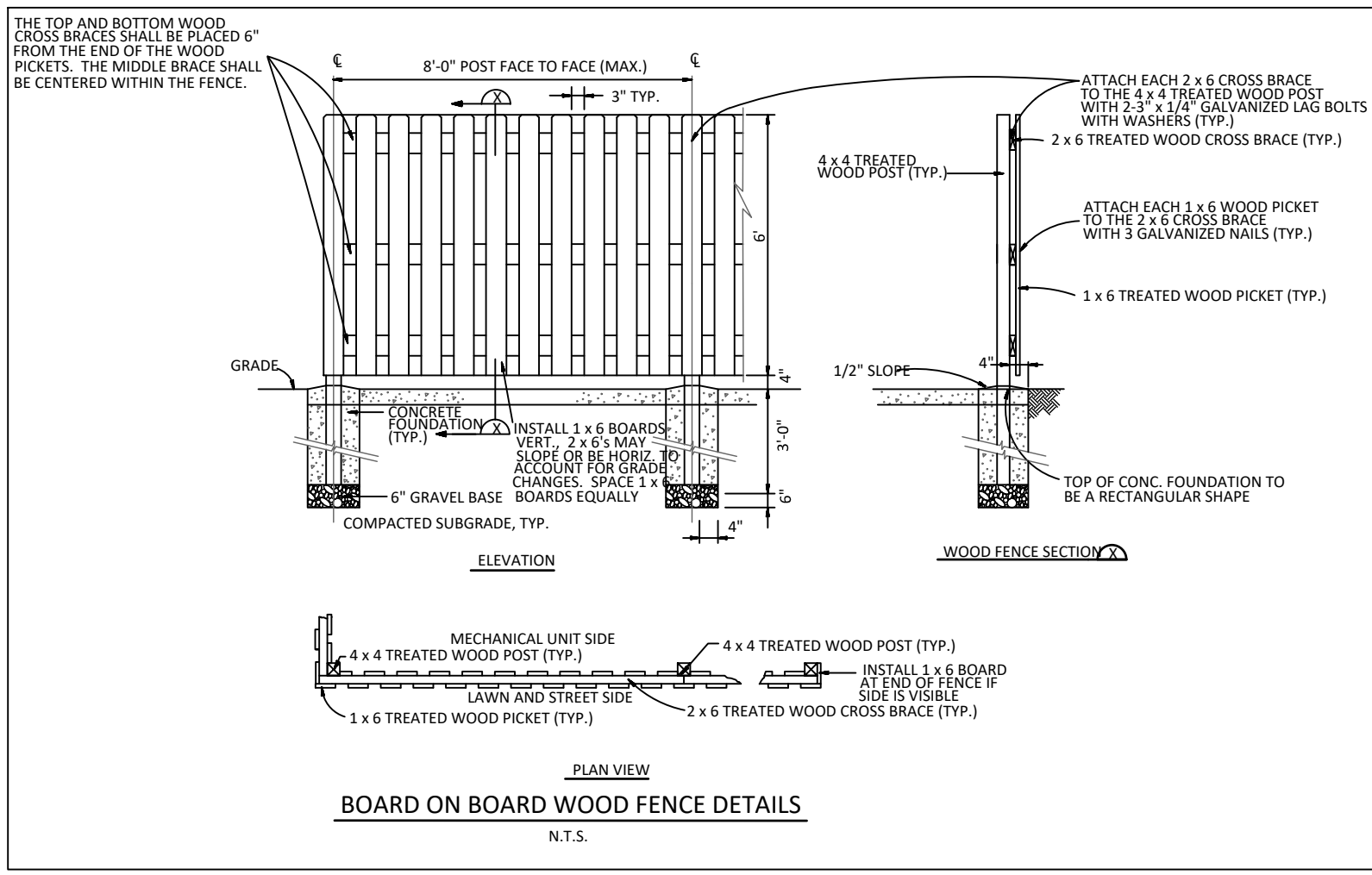
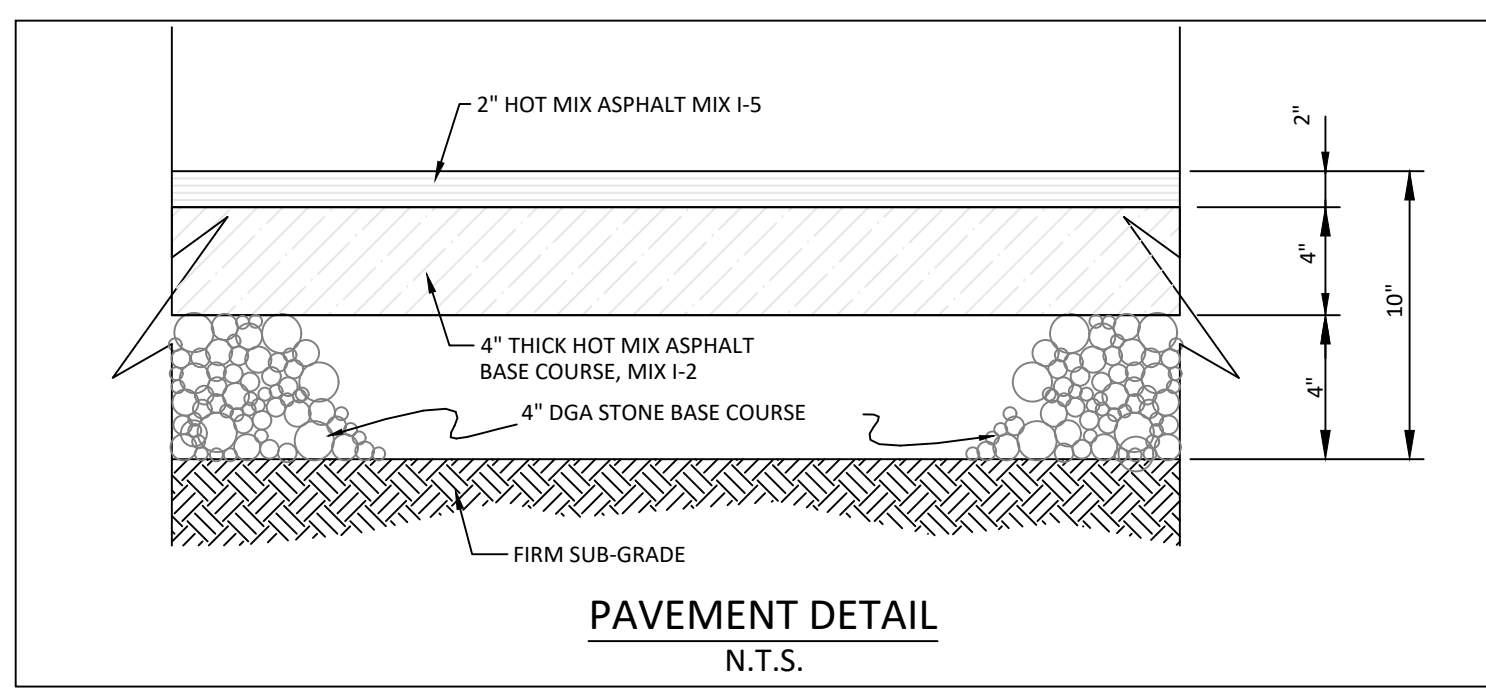
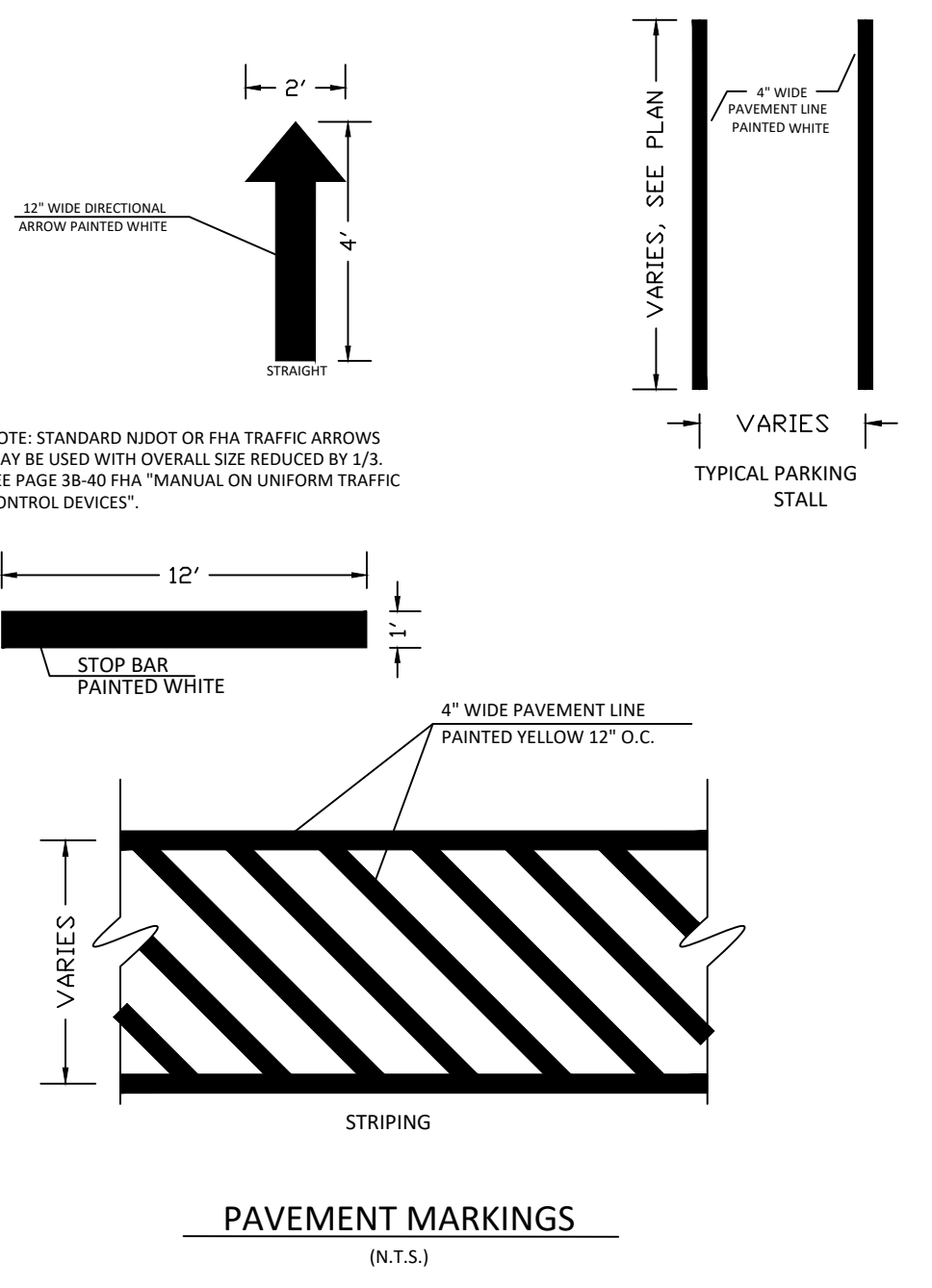
ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER

AWEZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7079 Fax: 973-588-7079
www.awezengineering.com e-mail: info@awezengineering.com
New Jersey Certificate of Authorization No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

TAX LOT S 20 & 21
BLOCK 9204
24 - 40 REVEREND ROBERTS PLACE
& 14 - 16 HARRISON STREET
& TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

JOB NUMBER:
20-1013
SCALE: AS SHOWN
C-02
SHEET 2 OF 2

SITE DEVELOPMENT PLAN



ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

GACCIONE POMACO

A PROFESSIONAL CORPORATION

524 UNION AVENUE

P.O. BOX 96

BELLEVILLE, NEW JERSEY 07109

(973) 759-2807

TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO
Of Counsel

LESLIE W. FINCH
(1973-2000)

April 8, 2021

Via Lawyer's Service and E-Mail

Lucy Jacobs
Nutley Construction Department
1 Kennedy Drive
2nd Floor Building Dept.
Nutley, NJ 07110

**Re: HLJT Realty, LLC
24-40 Reverend Roberts Place & 14-16 Harrison Street
Block 9204, Lots 20 & 21**

Ms. Jacobs,

Please find enclosed the following additional documentation in connection with a land use application currently pending before the Nutley Zoning Board regarding the above captioned properties:

- Twenty (20) copies of Nutley Historic Tax Records from 1961 to present;
- Twenty (20) copies of Nutley Historic City Directory Records from 1946 to 1972;
- Twenty (20) copies of Sanborn Fire Prevention Map from 1938; and
- Twenty (20) copies of Nutley Zoning Permits and Certificates of Occupancy issued September 5, 2005 at the time of the current property owners purchase.

These documents revealed that the subject properties had been owned by the Vitillo family (later transferred to Memphis Realty Corp. also owned by the Vitillo family) and used as a construction contractor's office with associated parking of construction vehicles since at least 1954 but possibly as far back as 1938 as referenced by the Sanborn Fire Prevention Map included and this use has continued unabated to the present date.

The subject properties were then transferred to the current owner P & M Properties, Inc. on September 30, 2005 at which time the above described construction contractor's office use continued without the need for variance approval. Please see attached Nutley Zoning Permits and Certificates of Occupancy issued to P & M Properties, Inc. on September 5, 2005.

It is the position of the applicant that the current use proposed as an office for Munoz Trucking with the associated parking of dump trucks with repair and maintenance of these vehicles proposed within the existing garage building is consistent with the historic use of the property thus qualifying for treatment as a pre-existing non-conforming use.

Thank you in advance for your time in reviewing the enclosed materials. It our hope that this application can go forward at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment. Should you need any further information please let me know.

Yours Truly,

/s/ Michael Piromalli

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

MJP:ph

Enclosures

cc: HLJT Realty, LLC [via e-mail]

MEMPHI

37

50'

32

123

PRIVATE GARAGE
(CIN BL) BR CONC FL.
CRPV: 5 TRUCKS
PLAST'D WALLS

VAC
CONC FL
(C.B.)

GT

45 45A

39 41

STONE 15'

(CIN. BL.)

B 12A 12

(BR. VENT'D 15')

D 28 1

D 28 1

C.B.
A 1
3-CHAS.

S 2

D 2 1

D 2 1

D 2 1

A 1

A 1

1A

(CIN BL) BR CONC FL.
CRPV: 5 TRUCKS
PLAST'D WALLS

A 1
(C.B.)

A 1
(CONC.)

D 2 1

D 2 1

D 2 1

(C.B. 15')
VAC
B. OP.

Grant Av.—continued

- 256 Mueller Hugo F @
 261 Hampton pl ends
 262A Norvell J O @
 263ACarter William P @
 269AKuhn J Leonard
 273 Travis Arthur R
 279AGrum Matthew @
 282AWiteck Jean E @
 283ABriggs Frank A @
 285 Whitford av crosses
 293AMorrof Maximilian
 295AHeed Howard G @
 297AWillet Jennie R @
 309AEbers Earle S @
 310AGibson David @
 311ALAuber William H @
 313ABradley Henry H
 314AEgleson Hugh @
 315AJeffers William H @
 320ASymonds & Symonds
 civil engs
 ASymonds Eulah M @

HAGERT fr 44 Washington
av E to 18 Nicola pl (Right
even)

- 10 Ferraro Dominick J
 Cafone James
 Retrock N Mrs
 23AOlivo Demetrio @
 25 Baldino Salvatore
 Cocchiola Michael @

HAMILTON PL fr 153 Chest-
nut NE (Right even)

- 5 Hughes Thomas
 Glennon Ward J
 15ANutley Emmet J
 19 Sabatino Anthony @
 21AHewitt George H @
 22 McNally John @

HAMPTON PL fr 306 Park
av NE to 261 Grant av.
(Right even)

- 44Cherry Wm M @
 84Lucy John H @
 164Memmott Leonard R
 Rev
 49 Kolakowski W V @
 214Bluefeld Curt @
 224Sweeney E M Mrs tchr
 music @
 27AHeald Robert F @
 28AMcHenry J F @
 31AFisher Joseph O @
 32AClarke Henry D @
 35AIsrael George H @
 36ALawson John F @
 39AWright Edgar W @
 42AParsons Ralph B @
 45AGerhard Wm G @
 50AOrban Alex @
 51AGillingham E S @
 55AMiller Robert E @
 56 Schaaf S M Mrs ins
 60ATaylor Grace M @

HANCOX AV fr ERR W to
Bayard (Right even) (In-
correctly numbered)

- 3 Daddario Anthony
 A Stefaneli F A @
 224Greco Giacomo
 Alfano Ferdinand @
 Carver Frank
 184Zeitler John R
 Martino Nicola @
 104Paige James W
 Strigari James

- 14 Manning Love
 LaVar Thomas R
 12 Lubertazzi Frank
 Garruta Frank
 10 Lubertazzi N
 Barrone May
 AOgg George S
 — Washington av crosses
 44 DiMarco B J
 DiDonato Cosmo
 46ADiMarco Bleaching
 Fluid Co
 ADiMarco Raffaele @
 ADiMarco J Mrs dry
 goods
 Russo Frank
 40APolito Emil
 Ragana James @
 54 Morris pl begins
 58ARose S excavating
 contr @

- 60AFusaro James V @
 65 St Mary's pl crosses
 89ASpoato Cosimo @
 100 Intindola Aniello @
 Intindola Pasquale
 104AVaccaro Joseph
 Meillo Salvatore
 — Gabriel st begins
 108AGiangarelli Frank @
 Vocatura Angelo
 76 Witherspoon st begins

- 160ASposato Nicholas @
 173ADurando Louis @
 174 Princeton st ends
 175AWinegar W
 AMelillo Gerardo @
 177 Strafaci Lena Mrs @
 181APondolfi Gennaro @
 183AMarone Nicholas @
 183½ Union av crosses
 125AKiss Albert @
 194 Harvard st begins
 214 Yale st crosses
 — Duncan pl begins
 — Bayard st begins

HARRISON fr 13 Passaic
av NW to E Passaic av
(Right even) (Incorrectly
numbered)

- 11AWarren John @
 12 Naturale Vito @
 14 Coviello Anthony C
 Lazarus John P
 Schitullo Dom @
 Keene Boston E
 Vacant store
 15 First Baptist Church
 19 Memphis av begins
 20 Vitillo Nicholas @
 Vitillo Ralph
 21AJannarone J Mrs @
 24 Caprio Eugene J
 Gliberti Pasquale @
 264Vojpiceci Joseph @
 Vollaro Ralph
 Cataldi Angelo
 34 Ippolito Joseph @
 35 Moore pl begins
 36 Montrose A F @
 47 Siclari Candiloro @
 49 Torraca Nicholas @
 51 Newark av begins
 57ALeonardo R grocer
 Morton Roland S
 Manning Roscoe L
 Johnson Delia P Mrs
 58 Peterson Chester R @
 DeFuria Pasquale A

- 67 Fiorendino B F
 Zamponi Julia @
 Negra August E
 72 Brookline av begins
 74 LaLuna Louis @
 Meola Paul A
 76ACzechowicz John P
 Streiter Chas C @
 78 Tesoroni Edmund
 Giordano Joseph
 79 Gless av begins
 89 Terry Charles M
 APupa Louis E @
 83 Korzystko John @
 91APiecuniewicz A Mrs @
 Vacant
 92 Evergreen av begins
 96 Gawron Peter
 ASoppy Albert @
 Vacant store
 97ASusinski C grocer @
 99 Entwistle av begins
 100 Tulp Marinus B @
 104APearson J W & Sons
 plush mfrs
 107 Zwerenz Alexander
 Ritacco Santo
 115AHoly Family Convent
 116AKolakowski Henry @
 Kals Bar & Grill
 APark View Rest
 127 Ernest st ends
 145 Pontoriero Michael
 147 Pestuccia Frank @
 Hickey Patrick J
 148 Ravine av ends
 149 Maio Ralph A
 149 Gehring Anthony J
 Nardone Archibald @
 151 Colombino Carl F
 AMauriello Felix @
 152 Kuetnsky T W
 Simmons Vincent
 179 Franklin av crosses
 184 Samut Stanley @
 186 Staniewicz K @
 190ADeacon B T Mrs @
 196 Gordon Austin D Jr
 198 Niedzinski R Mrs @
 204 Marositz Michael T @
 207ALobnitz Mills Co shoed
 mfrs
 208ACollins Joseph P
 Wesolowski J Mrs @
 DiNapoli Domenick
 AFrail Stanley A
 210AMancuso Peter @
 223 Lobnitz M
 234 DeNicola Salvatore
 AGugliocciello F @
 239 Prospect st crosses
 254CMcKinley John J @
 256 Puglia Anthony V @
 260ALaRue William H @
 263 Stager Henry J @
 264AKrauthheim O F @
 268ABarone J refrigerator
 repr @
 272 Guidice Anthony
 275 Selmasska P P @
 276 Faldut Thomas R @
 277 Crestwood av ends
 280APepe John @
 284AEsposito A J @
 288AGiamo I George @
 290 Spring st begins
 298ASchmersahl F @
 301ASchool No 4
 302 Stager E R Mrs @
 308ACiardi Rosalia Mrs @

NUTLEY DIRECTORY—1954

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Harrison—continued

- | | | | |
|----------------------------------|----------|--|----------|
| Jannarone F Mrs | | ©Restuccia Frank | Nu2-8529 |
| Keene Berton E | | Restuccia Joseph A | |
| 15 First Baptist Church | | 148 RAVINE AV ends | |
| 19 MEMPHIS AV crosses | | 149©Nardone Filomena Mrs | |
| 20 Alger Joseph W | | 151 Mauriello Dominick | |
| ©Vitillo N builder | Nu2-9121 | ©Mauriello Felix | Nu2-3676 |
| 21 Vacant | | Lessa Vincent J | |
| 24©Giliberti Pasquale | Nu2-8068 | 152©Kucinsky T W | |
| 26 Fochesato Frank V | Nu2-8086 | Savino Joseph | Nu2-1664 |
| Ingardone Rocco | | 179 FRANKLIN AV crosses | |
| ©Volpicelli Joseph | Nu2-8086 | 184©Samut Stankey | Nu2-7027 |
| 33 Grande Nicholas | Nu2-2151 | 186©Staniewicz Kazimierz | |
| ©Siclari Frank A | Nu2-0205 | 190©Deacon Arthur H | Nu2-6056 |
| 34©Ippolito Joseph | | 196©Bennett Thomas L | Nu2-8989 |
| Ippolito Thomas V | | 198©Niedzinski Adam | |
| 35 MOORE PL begins | | 204©Hauer William H | Nu2-6076 |
| 36©Montrose James A | | 208©Bedell Helen | Nu2-8813 |
| 37©Caprio Eugene J | | Kay Howard | Nu2-5583 |
| Strauss Julius | | Frail Stanley A | |
| 47©Siclari Candiloro | Nu2-3677 | 210©Maneuso Peter | Nu2-8273 |
| 49©Torraca Nicholas | | 215 Lobsitz Mills Co shoddy mfrs | |
| 51 NEWARK AV begins | | 223 Elmendorf Robert M | Nu2-9490 |
| 57 Leonardo R grocer | Nu2-8296 | 226©Fredericks H F | Nu2-5985 |
| Manning Roscoe L | Nu2-8785 | 234 DeNicola Salvatore | Nu2-4533 |
| Johnson Delia P Mrs | Nu2-2991 | ©Gugliocciello Felice | Nu2-7054 |
| Vacant | | 239 Our Lady of Mt Carmel Polish RC Church | Nu2-2580 |
| 60 Holy Family Convent | | 241 PROSPECT ST crosses | |
| Sisters of Fillipini | | 254©Vollmer Matilda K | Nu2-1087 |
| 67 Negra Anthony F | Nu2-8918 | Riddle Kenneth | Nu2-0565 |
| ©Zampani Julia | | 256©Molinaro Nicholas | Nu2-2290 |
| Negra August E | | 260©LaRue William H | Nu2-7242 |
| 72 BROOKLINE AV begins | | 263©Lee Robert E | Nu2-8531 |
| 74 Meola Paul A | | 264©Krauthaim O F | Nu2-7495 |
| Petrillo John | Nu2-3708 | 267©Taurello Anthony D | |
| 76 Bond Charles | Nu2-1689 | 268©Barone Joseph | Nu2-1808 |
| ©Wardell Arthur L | Nu2-0038 | 269 Vacant | |
| 78©Tesoroni E elec | Nu2-6520 | 272 Zito Patrick | Nu2-9187 |
| Giordano Joseph | Nu2-8712 | 275©Selmasska P P | |
| 79 GLESS AV begins | | 276©Detamore Sullivan R | Nu2-1947 |
| 82 Daddis Edgar J | | DeBake Richard O | |
| ©Restanio Anthony F | Nu2-9192 | 277 CRESTWOOD AV ends | |
| 83©Spickofsky William | Nu2-9333 | 280©Pepe John L | Nu2-9248 |
| 89 Auerbach Joseph V | | 284©Esposito R A | Nu2-7615 |
| ©Pupa Julia Mrs | Nu2-5497 | 288©Attanasio Joseph | |
| 91 Dola Elina | | 290 SPRING ST begins | |
| Tomon Joseph | | 298©Schmersahl Millie Mrs | Nu2-5368 |
| 92 EVERGREEN AV begins | | 301 School No 4 Lincoln School | |
| 96 Laskowski Joseph | | 302©Stager E B Mrs | Nu2-1366 |
| Pancaro N F | Nu2-4167 | 308©Assmus Edward F | Nu2-6705 |
| 97©Susinski C grocer | Nu2-2918 | 314©Mazzzerolle James F | Nu2-7092 |
| 99 ENTWISTLE AV begins | | 319 BROWN ST ends | |
| ©Taraskiewitz William | Nu2-0632 | 320©Callahan Harold J | Nu2-9485 |
| 04 Pearson J W & Sons plush mfrs | Nu2-8477 | Pinto Anthony M | Nu2-5679 |
| 07©Sass Joseph | Nu2-8335 | 326©Turriello Joseph N | Nu2-2735 |
| 15 Schmidt G J | | 330©Condon Augustus | |
| 16©Kolakowski Henry | | ©Polito N Mrs | Nu2-6507 |
| Kal's Bar & Grill | Nu2-9770 | 331©Cullari Carmine | |
| Park View Rest | Nu2-9770 | D'Aloia Paul F | Nu2-4892 |
| 17 Santiago Antonio | | 333©Pallito Joseph | Nu2-6123 |
| 127 ERNEST ST begins | | Panarello John | |
| ©Pontoriero Michael | | 334 D'Ambola Electric Co contrs | |
| Brancaccio P D | Nu2-5620 | | |
| 7 Negra John M | Nu2-8529 | | |

- mcox Av—continued
 Melillo Angelina Mrs @
 NO7-5996
 Melillo Salvatore
 Costabile James A
 NO7-5996
 Santuoso Anthony
 NO7-1746
 Giangarelli Frank @
 NO7-9043
 Dell'Paoli Dominick
 NO7-9076
 110 Witherspoon st
 begins
 117 Gabriel st begins
 Barra John @
 NO7-1658
 Norcella Theresa Mrs
 NO7-7944
 Sposato Nicholas @
 NO7-4132
 Russell William J
 Garrison Raymond E
 @ NO1-1362
 Davis Warren H
 NO7-9499
 129 Lewis st begins
 Durando Henry B @
 NO7-6228
 Cochrane Frank Jr
 NO7-3830
 136 Princeton st begins
 Luzzi Angelo C @
 NO7-2347
 McKnight Charles
 NO7-3505
 Wiedmann Julia Mrs
 NO7-1442
 Apostolico William D
 NO7-4405
 Pandolfi L R Mrs @
 NO7-2990
 Marone Nicholas @
 NO7-0019
 151 Union av crosses
 Frankel Julian @
 NO7-0134
 Block Arthur A @
 NO7-9319
 Falzarano Philip J @
 NO7-6432
 Kiss Albert @ NO7-6531
 176 Harvard st begins
 (A) Rawlins A John
 NO7-7069
 (B) Smith Gladys M
 NO7-3268
 (C) DeStefano Joseph
 J NO1-1532
 (D) Robertson G M
 NO7-1404
 (A) Geller William F
 NO7-1415
 (B) Gerds Albin W
 NO7-2339
 (C) Corrigan Walter J
 NO1-1029
 (D) Calvin Jordan D @
 NO7-9456
 184 Troitz Ernest @
 NO1-0808
 185 (A) Schieman Emma D
 Mrs NO7-8128
 (B) McQueeney Edward
 J
 (C) Leutz Esther L Mrs
 @ NO7-0699
 (D) Wall William B
 NO7-4686
 191 (A) Churchill Fred E
 NO7-7963
 (B) Muir Olive K Mrs
 NO7-2385
 (C) McDermott Angus
 C Mrs NO7-5682
 (D) Gonnella Katherine
 P Mrs NO7-9625
 194 Racioppi Jerry P @
 NO7-0518
 195 Yale st crosses
 209 (A) Clarke Lucy
 NO1-0857
 (B) Leach Norman T
 NO7-1851
 (C) Blomquist Frank
 E NO7-6905
 (D) Martin Jennie G
 Mrs NO7-0015
 212 Bonadies Alfred C @
 NO7-4733
 215 (A) Watson May Mrs
 NO7-3278
 (B) Boettger Max
 NO7-2454
 (C) Cooper Richard T
 NO7-8386
 (D) Loppacker E P
 NO7-8866
 221 (A) Hagan James P
 NO7-9145
 (B) Bell J R Mrs
 NO7-2813
 (C) Johnson Harris L
 NO7-9177
 (D) Walsh John P
 NO7-5048
 224 Duncan pl begins
 225 Lovel ct begins
 226 Evans S K @ real est
 NO7-9115
 234 Masi Christine Mrs @
 NO7-5731
 236 Bayard st begins
 HARRISON fr 13 Passaic
 NW to 190 E Passaic av
 (Right even) (Irregularly
 numbered)
 7 Vacant
 11 Fleming John
 NO7-2929
 12 Fama Angelina Mrs @
 NO7-8744
 14 Keene Jeannette M
 Mrs NO7-6001
 Medina Martin
 Satriano Carmella Mrs
 Vacant
 15 First Baptist Church
 19 Memphis av crosses
 20 Peccarelli Jennie Mrs
 NO7-3087
 Vitillo N @ builder
 NO7-9121
 21 Wynne Reginald
 NO7-3753
 24 Gilberti Isabelle
 Gilberti Candolore
 Gilberti Pasquale @
 NO7-8068
 26 Fochesato Frank V
 NO7-8086
 36 Gabriele Vincenzo @
 NO7-6653
 Volpicelli Joseph @
 NO1-0975
 34 Ippolito Joseph @
 33 LaVecchia Francesca
 Mrs
 Siclari Frank A @
 NO7-0205
 34 Ippolito Thomas V
 NO7-5483
 35 Moore pl begins
 37 Caprio Eugene J @
 Hrywny Daniel
 NO7-5570
 47 Siclari Lena L @
 NO7-3677
 49 Torraca Nicholas @
 NO7-8334
 51 Newark av begins
 57 Fleming George W
 NO7-8987
 Manning Roscoe L
 NO7-8785
 Reeves Leroy
 60 Holy Family Convent
 Sisters of Fillipini
 67 DeiSante Alexander F
 NO7-3418
 Hinton Constance E
 Mrs NO7-2171
 72 Brookline av begins
 74 Somma Anthony @
 NO7-4174
 Davey Charles J
 661-1475
 76 Brown George C @
 NO7-5791
 Brown Joseph NO7-2371
 73 Chuekram Martin F
 NO7-1195
 Tesoroni E @ elec
 NO7-6520
 79 Gless av begins
 32 Restaino Anthony F @
 Lubertazzi Salvatore
 33 Spickofsky William @

HAGERT FR 44 WASHINGTON AV E TO
18 NICOLA PL /RIGHT EVEN/

4 OLIVO DOROTHY * 667-0342
4 DELUCCA FRANK * 661-1392
3 OLIVO CHARLES *
FRANCIOSE CHARLES A * 661-1565
10 TERRY EVELYN MRS *
10 LUCKENBACH WILLIAM * 667-1679
TONE ROBERT
MASUCCI ANNE MRS *
DIAMANTE
CARMELLA J MRS *

HAMILTON PL FR 158 CHESTNUT NE TO
DEAD END /RIGHT EVEN/

7 CARBLEY J R ELEC * 667-5263
MOTOR REPR
15 YACANT
18 NAGY SANDOR *
19 STAGER ALFRED L * 667-8020
21 PHELAN GERALD P * 661-1110
22 BAUM JOSEPH M * 661-0997

HAMPTON PL FR 306 PARK AV NE TO
261 GRANT AV /RIGHT EVEN/

4 FOGELMAN DANIEL E *
8 LUCY JOHN H * 667-1240
16 BYRNE ANNA MRS * 667-1218
19 VAN NESS MARY MRS *
21 SOUTHWICK GEORGE F * 667-2947
22 SWEENEY EDNA M MRS * 667-1544
27 MC GEADY PAUL J * 667-6572
28 MC LAUGHLIN * 667-3362
CHARLES A JR
31 FISHER JOSEPH D * 667-5256
32 PETRY JOHN J * 667-4958
35 ISRAEL EDITH D MRS * 667-2079
36 HULTON GERALD J * 667-5852
39 BARR JOSEPH JR * 667-1686
40 GOUFREY WARREN *
42 GUNDARI GEORGE F *
45 LITTLE PATRICK F * 667-0960
46 ORBAN ALEXANDER * 661-1274
50 PUCCIO FRANK *
51 CANALI JOAN MRS *
55 THUNELL JOSEPH W * 667-0892
56 SCHWARZ RICHARD J * 667-6863
60 TAYLOR GRACE M * 667-5380

HANCOX AV FR E-L RR NW AND W BEY
BAYARD TO 48 PASSAIC AV /RIGHT
EVEN/

3 VACANT
8 ALFANO GERARD F * 667-4401
ALFANO FRED * 667-6011
C ADDARIO FRANK
10 VACANT
10 MONIA SALVATORE
12 MALDONADO JOSE
12 POBLETE FRANCISCO * 667-1170
14 CIPELLI RASARIO
AVATO PETER *
16 GATTO FRANK * 667-4476
16 VACANT
18 ROTUNDA RALPH * 667-5565
ANTOINETTE MRS
- 21 WASHINGTON AV CROSSES
44 BAACK HAROLD D * 667-3893
46 DINARCO RAFFAELE * 667-5248
DE MARCO FRANK * 667-7298
48 CURTO PASQUALE
48 DOLAN BRUCE
50 PCLITO MARIA MRS * 667-6379
54 CIAO RALPH J * 667-9428
- 56 MORRIS PL BEGINS
66 ANTONACCI MICHAEL A * 661-2580
70 LERO MICHAEL * 667-7573

74 BRUNO FRANK J * 667-6568

- 75 ST MARYS PL CROSSES
96 INTINDOLA ANNA MRS * 667-0924
CATRE TERESA MRS * 661-0432
99 DANIELE DOMINICK * 667-7722
99 ROEMMELE RICHARD R * 667-0390
100 POTELLA NICHOLAS * 661-0916
INTINDOLA MICHAEL
103 TURI MINNIE D MRS * 667-5795
103 CALLEGRE ANTHONY
104 MELILLO ANGELINA MRS * 667-1578
MELILLO SALVATORE
SANTUOSO ANTHONY * 667-1746
108 GIANGARELLI FRANK
CERCA BEN S *
- 110 WITHERSPOON ST BEGINS
- 117 GABRIEL ST BEGINS

119 BARRA JOHN * 667-1658
BICKO JOHN
120 MARONE LOUIS * 667-2229
120 TARTORO ANGELO * 661-1724
123 GARRISON RAYMOND E * 661-1362
127 LA VISTA PETER
- 129 LEWIS ST BEGINS
135 DURANDO HENRY P
HARTMAN GEORGE W * 661-1472
- 136 PRINCETON ST BEGINS
139 LUZZI ANGELO C *
139 RITMAN WILLIAM
141 WIEGMANN JULIA MRS * 667-1442
JENSEN JYTTE * 667-2223
145 PUCCI ANGEL C * 667-0019
147 MARONE NICHOLAS * 667-0019
MARONE N JR TRUCKING

- 151 UNION AV CROSSES
163 RACIOPPI ANTHONY G * 667-2385
FUSARO ANGELO * 667-2479
164 FALZARANO PHILIP J * 667-6432
171 GROCE GUISEPPE *
GROCE GEORGE
175 TOLVE GERARD * 667-9559
175 WEBSTER FRED * 667-2540
- 176 HARVARD ST BEGINS
181-
191 BRIARWOOD GARDENS APT
181 A DEMBOWSKI WALTER
181 B GINGERELLI RICHARD
C DE STEFANO JOSEPH J
D ROBERTSON GORDON M * 667-1404
183
APT A BYRE PATRICK J * 667-9270
183 B MCDONOUGH MARY MRS * 667-1939
183 C BENNETT JAMES S * 667-5841
183 D KELLY DANIEL J * 667-3928
184 MARINO NICHOLAS A *
185
APT A NO LISTING
B KELLENBENCE JOANNE * 661-0136
C WILSON * 661-2219
CAROLINE F MRS
D GILLOM * 667-6032
MARGARET E MRS
191 BRIARWOOD
GARDENS APTS
APT A KILBY C FRED * 667-7095
191 B CONLAN MARY K

191 C FRIED SHEILA
D GONNELLA * 667-8625
KATHERINE P MRS
194 RACIOPPI JERRY P * 667-0518
- 195 YALE ST CROSSES

209 A GRINES IVE * 667-6495
209 B LEACH HELEN R MRS * 667-1851
209 C AYHAR DONALD * 661-0794
D MARTIN JENNIE G MRS * 667-0015
212 BONADIES ALFRED C * 667-3534

215 A CRILLEY CHARLES R * 661-4896
215 B GOUGHMAN MARY
C LANGBERG ELLA H MRS * 667-7973
D LOPPACKER * 667-8866
LOUISE M MRS

221 A BRACY ROBERT A * 667-1935
221 B BARRA HELEN MRS

C BAUMANN RONALD R
221 D EHERSEN ROBERT D * 667-7404

- 224 DUNCAN PL BEGINS
- 225 LOVEL CT BEGINS

226 EVANS S K REAL EST * 667-9115
COLEMAN EDWARD J
234 GERANI ANTHONY JR * 667-5731

- 236 BAYARD ST ENDS
HARRISON FR 13 PASSAIC NW TO 190
E PASSAIC AV /RIGHT EVEN/
/IRREGULARLY NUMBERED/

11 FLEMING FLORENCE MRS * 667-2929
12 OCHNICK MARY MRS
14 CAPACCIO CARL
KEENE JEANNEITE M MRS * 667-6001
14 CROCCO MARIE MRS * 661-1421
SATRIANO CARMELLA MRS
15 FIRST BAPTIST CHURCH * 661-0687
- 19 MEMPHIS AV CROSSES
20 PECCARELLI JENNIE MRS
VITILLO GENEVIEVE MRS * 667-9121
21 WYNNE REGINALD * 667-3753
24 POTENTI JOHN * 667-4344
GILBERTI PASQUALE * 667-8068
VACANT
26 VOLPICELLI JOSEPH * 661-0975
FOCHESATO FRANK V * 667-8086

- 35 MOORE PL BEGINS
36 GABRIELE VINCENZO * 667-6663
34 IPPOLITO MARION F *
ISPOLITO THOMAS V * 667-5483
33 SICLARI FRANK A * 667-0205
LUONGO JAMES * 667-2753
37 HRYNNY DANIEL * 667-5570
PADNER WILLIAM L JR * 667-0532
47 SICLARI LENA L *
49 TORRACA NICHOLAS * 667-8834
- 51 NEWARK AV BEGINS
57 MANLEY LAURA MRS * 667-8987
FLEMING GEORGE W * 667-8785
NANNING ROSCOE L

OCCUPANCY		CONSTRUCTION		SIZE	AREA	GRADE	AGE	REMOD.	COND.	PHY. DEP.	FUNC. DEP.	REPLACEMENT VALUE	PHYSICAL VALUE	ACTUAL VALUE
15	22K	15	22K	411-16	250-4	B	1954		6	25	-	8399	6299	6306
16	32K	32K	32K	411-16	250-4	B	1954		6	60	-	1000	400	400
										11	-	15118	10134	10134
										22	-	11	62	1122

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BUILDING LISTING															TOTAL			BUILDING COMPUTATION					
FOUNDATION		FLOORS			WIRING			CEILING		PARTITIONS		ROOF TYPE		ROOFING		INSULATION		FIREPROOFING		TOTAL		BUILDING COMPUTATION	
		B	1	2	3														SQ. FT.	RATE	TOTAL		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
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MEMPHIS REALTY CORP.

3/2/61

N/S

2

BUILDING PERMITS

LAND VALUE COMPUTATIONS

FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT PER CENT	FRONT FT. PRICE	COR. INFL.	TOTAL	% DEPR.	VALUE
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LAND ON LOT 2

13:

MT

LAND RECORD

NO UTILITIES	LOW
NO SEWER	HIGH
NO WATER	ROUGH
NO GAS	ROCKY
NO ELECTRICITY	SWAMPY
	HILLSIDE
NO STREET	WOODED
DIRT STREET	BRUSHLAND
SEMI-IMPR. ST.	TILLABLE
NO SIDEWALK	

[illegible]

AND VALUE COMPUTATIONS

12763	15806	16709	105-1220	FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	UNIT CENT	FRONT FT. PRICE	COR. INFL.	TOTAL	% DEPR.	VALUE
9-17-91	10-8-93	6-24-94	8-22-05	175	90	150	96	14400		25200		25200
3 100 Amp	Remain Tapped	1 Soil Machine	ENT SIGN	175	90	200	96	20000		10000		50400
2800-	7112	10600	10/18/8-30-05	B of la - 8-23-07- See not in card								
				for lot 15110								
B-2. LAND RECORD												
										NO UTILITIES	LOW	
										NO SEWER	HIGH	
										NO WATER	ROUGH	
										NO GAS	ROCKY	
										NO ELECTRICITY	SWAMPY	
											HILLSIDE	
											WOODED	
											DIRT STREET	
											BRUSHLAND	
											SEMI-IMPR. ST.	
											TILLABLE	
											NO SIDEWALK	
10600 = 127700 20700 = 11200 40900												

LAND RECORD

40900		NO UTILITIES	LOW
		NO SEWER	HIGH
		NO WATER	ROUGH
		NO GAS	ROCKY
		NO ELECTRICITY	SWAMPY
			HILLSIDE
		NO STREET	WOODED
		DIRT STREET	BRUSHLAND
		SEMI-IMPR. ST.	TILLABLE
		NO SIDEWALK	

OCCUPANCY		CONSTRUCTION		SIZE	AREA	GRADE	REMOD.	COND.	PHY. DEP.	FUNG. DEP.	REPLACEMENT VALUE	PHYSICAL VALUE	ACTUAL VALUE
40042	12	ST	CLC	APR	13	1950		B	28		23657	19033	19030
40042	12	ST	CLC	APR	13	1950		F	40		2000	1200	1200
									47		42533	28530	28530
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Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 32 Reverned Roberts Place BLOCK 123 LOT 15, 16 & 19

PROPERTY OWNER P. & M. Properties, LLC

PROPERTY DESCRIPTION Sale of Building

☒ RE-SALE ☐ RENTAL ☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2 CERTIFICATE NUMBER CCO-05-23475
William S. [Signature] Date 9/7/05
Construction Official

(Recipient is advised to retain as proof of compliance with Chapter 240)

☒ Smoke detectors are in compliance with State Codes.

☒ Carbon Monoxide Detectors are in compliance with State Codes



Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 32 Reversed Roberts Pl. BLOCK 123 LOT 15,16 & 19

PROPERTY OWNER P. & M. Properties, LLC. Tenant -BERGEN ESSEX-

PROPERTY DESCRIPTION Bergen Essex Contracting

☐ RE-SALE

☒ RENTAL

☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2

CERTIFICATE NUMBER 2004-0166

William Repp
Construction Official -

9/7/05

Date

(Recipient is advised to retain as proof of compliance with Chapter 240)

☒ Smoke detectors are in compliance with State Codes.

☒ Carbon Monoxide Detectors are in compliance with State Codes



Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 32-40 Reversed Roberts Pl. BLOCK 123 LOT 15,16,&19

PROPERTY OWNER P. & M. Properties, LLC Tenant-DeGracia-

PROPERTY DESCRIPTION DeGracia Contracting

☐ RE-SALE

☒ RENTAL

☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE

B-2

CERTIFICATE NUMBER 2004-0167

William Perry
Construction Official

9/7/05

Date

(Recipient is advised to retain as proof of compliance with Chapter 240)

☒ Smoke detectors are in compliance with State Codes.

☒ Carbon Monoxide Detectors are in compliance with State Codes



Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 40 REVEREND Roberts BLOCK 123 LOT 15,16 &19

PROPERTY OWNER P & M Proeprties LLC

PROPERTY DESCRIPTION Velco Beverage

☐ RE-SALE ☒ RENTAL ☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2 CERTIFICATE NUMBER 2004-0168

William J. [Signature] Date 9/16/05
Construction Official -

(Recipient is advised to retain as proof of compliance with Chapter 240)

- XXI Smoke detectors are in compliance with State Codes.
☐ Carbon Monoxide Detectors are in compliance with State Codes



Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 32-40 Reverend Roberts Pl. BLOCK 123 LOT 15, 26, & 19

PROPERTY OWNER P. & M. Properties, LLC Tenant - Joseph Farro

PROPERTY DESCRIPTION Joseph Farro Contracting

☐ RE-SALE

☒ RENTAL

☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2 CERTIFICATE NUMBER 2004-0169

William Steyer
Construction Official

9/7/05
Date

(Recipient is advised to retain as proof of compliance with Chapter 240)

☒ Smoke detectors are in compliance with State Codes.

☐ Carbon Monoxide Detectors are in compliance with State Codes



Zoning Certificate

TOWNSHIP OF NUTLEY
NUTLEY, NEW JERSEY

PROPERTY LOCATION 40 Rev: Roberts Place BLOCK 9204 LOT 21 & 20

PROPERTY OWNER P&M Properties LLC: Tenant - Ambur - Trust LLC

PROPERTY DESCRIPTION Medical Transportation Service - Granted by Variance w/ conditions ZBA 2/10/14
See attached Resolution for Terms and Conditions

☐ RE-SALE ☒ RENTAL ☐ REFINANCE

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no zoning violations and the building is approved for continued occupancy.

ZONE B-2 CERTIFICATE NUMBER ZC-11-03655

David Berry
Zoning Official David Berry

4/28/14
Date

(Recipient is advised to retain as proof of compliance with Chapter 700)
☒ Smoke detectors are in compliance with State Codes
☒ Carbon Monoxide Detectors are in compliance with State Codes
☒ Fire Extinguisher is in compliance with State Codes

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

JOSEPH V. ISABELLA, J.S.C. (Ret.)

GACCIONE POMACO

A PROFESSIONAL CORPORATION

524 UNION AVENUE

P.O. BOX 96

BELLEVILLE, NEW JERSEY 07109

(973) 759-2807

TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO
Of Counsel

LESLIE W. FINCH
(1973-2000)

April 5, 2021

Via Lawyer's Service and E-Mail

David Berry
Nutley Zoning Officer
1 Kennedy Drive
2nd Floor Building Dept.
Nutley, NJ 07110

**Re: HLJT Realty, LLC
24-40 Reverend Roberts Place & 14-16 Harrison Street
Block 9204, Lots 20 & 21**

Mr. Berry,

I am writing to advise of our firm's intention to revise the land use application currently scheduled to go forward at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment regarding the above captioned property to include an alternative argument seeking to certify the pre-existing non-conforming use of the subject property.

In connection with this revision we intend to supplement the application with the following additional documentation:

- Nutley Historic Tax Records from 1961 to present;
- Nutley Historic City Directory Records from 1946 to 1972;
- Sanborn Fire Prevention Map from 1938; and
- Nutley Zoning Permits and Certificates of Occupancy issued September 5, 2005

These documents revealed that the subject properties had been owned by the Vitillo family (later transferred to Memphis Realty Corp. also owned by the Vitillo family) and used as a construction contractor's office with associated parking of construction vehicles since at least 1954 but possibly as far back as 1938 as referenced by the Sanborn Fire Prevention Map included and this use has continued unabated to the present date.

The subject properties were then transferred to the current owner P & M Properties, Inc. on September 30, 2005 at which time the above described construction contractor's office use continued without the need for variance approval. Please see attached Nutley Zoning Permits and Certificates of Occupancy issued to P & M Properties, Inc. on September 5, 2005.

It is the position of the applicant that the current use proposed as an office for Munoz Trucking with the associated parking of dump trucks with repair and maintenance of these vehicles proposed within the existing garage building is consistent with the historic use of the property thus qualifying for treatment as a pre-existing non-conforming use.

Kindly review the enclosures and advise whether a formal revision of the Nutley Zoning Board Application submitted is required or whether the application may be amended as described above on the record at the April 19, 2021 meeting of the Nutley Zoning Board of Adjustment. In either case we intend to submit a full set of the above materials evidencing the historic use of the subject property to the members of the board and the board's experts in anticipation of the April 19, 2021 meeting date.

Thank you in advance for your time and should you have any questions please let me know.

Yours Truly,

/s/ *Michael Piromalli*

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

MJP:ph

Enclosures

cc: HLJT Realty, LLC [via e-mail]